



## 11/7 Lonsdale Street, BRADDON 2612

*Premier Hospitality Venue on Bustling Lonsdale Street, Braddon*

### Location:

Braddon, situated adjacent to Canberra's CBD, is renowned for its award-winning coffee and an array of excellent day and night venues.

### Description:

Canberra Commercial is thrilled to unveil a premium commercial property available for lease on Lonsdale Street in Braddon.

This exceptional space boasts up to 416 sqm of retail space, with options for smaller configurations, tailored to accommodate varying business needs.

Are you considering a business plan that combines two distinct concepts? Picture a setup with a formal dining area at the front and a casual takeaway al fresco dining space at the rear. If this matches your vision for a business, this property is ideal for you. Positioned for access via the Lonsdale Street alleyway, this space allows for multiple concepts to thrive within a single establishment.

Nestled on Lonsdale Street, this prime location is esteemed for its dynamic atmosphere, being surrounded by a host of renowned hospitality operators. Establishments like Lazy Su, Corella, Rizla, Eighty-Six, and many others contribute to the vibrant landscape, making it a hotspot for food enthusiasts and urban explorers.

Recognised as a hub for meal delivery services, this area attracts inner-city Canberra residents who frequently engage in take-away and delivery services due to the high-density residential locale. This ensures a steady flow of potential customers for businesses in this locale.

The open floor plan offers a canvas of possibilities, providing absolute flexibility for incoming tenants. This enables businesses to shape the space according to their

Premises:	
Area m <sup>2</sup> :	430
Rent PA:	
Net/Gross:	Net
Outgoings:	Contact Agent
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unique visions, allowing them to seamlessly integrate into Canberra's thriving business and lifestyle district.

Key Property Features:

- Generous 416m sqm available for lease, offering smaller configurations as well.
- A prime spot within the heart of Lonsdale Street, positioned to benefit from the area's diverse attractions and high foot traffic.
- Complementing the indoor space, providing an option for al fresco dining or additional retail space.
- Proximity to the main attractions along Lonsdale Street, ensuring exposure to an abundance of foot traffic customers.
- Highly recommended for those seeking a versatile space to elevate their business within this bustling precinct.

Don't let this chance slip away to secure a remarkably versatile retail space within one of Canberra's thriving locations.